LOT 16
WOODBRIER PHASE 1 PBK 8/154

BINETTE DANIEL P & DANA M
94120 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0016-0000

BUILDING CHARACTERISTICS

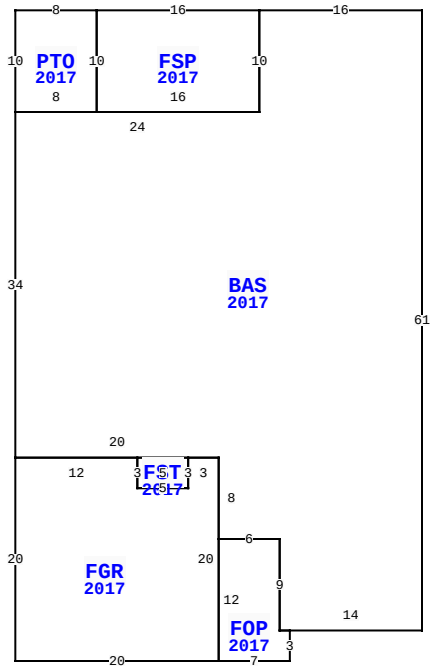
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	205,069
FGR	385	55	212	24,073
FOP	75	30	22	2,498
FSP	160	40	64	7,267
FST	15	55	8	909
PTO	80	5	4	454
TOTALS	2,521		2,116	240,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	129.0415	116.46	246,429	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1806 HX Base Yr 2020



94120 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,268
TOTAL MARKET OB/XF VALUE		3,336
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,604
SOH/AGL Deduction		97,573
ASSESSED VALUE		221,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,031
TOTAL JUST VALUE		318,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703892	CO ISSUED	0	08/04/2017
B1703892	NEW CONSTR	228,515	05/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0265	6/14/2019	WD	Q	I	01	251,000
GRANTOR: GOULETT JASON & CRYST						
GRANTEE: BINETTE DANIEL P &						
2152/0186	9/20/2017	WD	Q	I	01	220,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOULETT JASON & CRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] W16 PTO=[YR=2017] W8 S10 E8 N10$ S10 E16 N10$ S10 W24 S34 FGR=[YR=2017] S20 E20 FOP=[YR=2017] E7 N3 W1 N9 W6 S12 $ N20 W3 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W12$ E20 S8 E6 S9 E14 N61$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2017	2017	3	97	3,188	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2014	2014	3	95	148	

LAND DESCRIPTION

TOTAL OB/XF 3,336

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS